

Meeting Notes
Affordable Housing Advisory Board (AHAB)
March 22, 2006 – 10:00-2:00
Red Lion Inn – SeaTac

ATTENDEES:

Hugh Spitzer (Chair), Stephen Buxbaum, Mary Hunt, Renee Rooker, Tom Moak, Lynn Davison, Elizabeth McNagny, Joan Hernandez, Chris Lowell, Jayni Kamin, Kim Herman, Paul Purcell, Beverly Boyd

AGENDA ITEMS:

Welcome and Introductions
Report on Meeting with Governor Gregoire
Legislative Session Discussion
Interagency Council on Homelessness Report
Manufactured Home Park Closure Crisis
Glenn Crellin Seniors Report
Federal Legislation
Interim Session Planning
Future Meetings – confirmation of agendas
Adjourn

REPORT ON MEETING WITH GOVERNOR GREGOIRE:

Small group of housing stakeholders met with the Governor. Two primary messages were delivered:

1. Include money for Housing Trust Fund in final budget. It was emphasized that much of the budget surplus the state has right now comes from real estate excise taxes and construction taxes. Consequently, it made sense that some of this surplus would be used to increase affordability and assist low-income with housing options.
2. We want the Governor's help to focus more attention on housing issues. The Governor is very interested in social service's issues and veteran's issues. The Governor asked Hugh several questions on growth management issues. The Governor said she was willing to talk again about housing issues.

Governor Gregoire is very interested in GMA and this may be a way to help the Governor understand the connection between GMA and affordable housing. Cities are reauthorizing their GMA plans. AHAB should make sure that affordable housing is part the planning process.

LEGISLATIVE SESSION DISSCUSSION:

Summary information was provided on session legislation. Some notable consequences of the session included \$14 million of new general fund resources for the HTF, an additional \$7 million of resources redirected from the Operating and Maintenance account to new Energy

Matchmakers Program (\$4 million) and new HTF projects (\$3 million). From the net total of \$21 million, \$4 million was directed to support the Washington Families Fund.

A budget proviso has allowed CTED to spend up to \$200,000 on completing a review of Manufactured Housing Landlord-Tenant issues.

ESSHB 2418 also has a provision that up to \$1 million of the new resources available to the HTF should be used for a rental voucher program. Stephen is interested in pursuing an option of engaging housing authorities through inter-agency agreements for management of the new voucher resources along with their existing Section 8 funds. Lynn Davison, Renee Rooker and Chris Lowell mentioned willingness to discuss options and approaches regarding the voucher program with CTED staff prior to the next AHAB meeting. The amount of resources available through the new voucher proviso may be only enough to assist 225 families for a year or less.

Another notable accomplishment from last session was the Housing Finance Commission bond limit was increased from \$3 billion to \$4.5 billion.

INTERAGENCY COUNCIL ON HOMELESSNESS REPORT

The Governor established an inter-agency council on homelessness. She appointed Stephen to chair the council on her behalf and on behalf of CTED. The council will convene for the first time during the first week in May.

Stephen's primary concern is the development of a work plan with DSHS and Corrections. Quick inroads need to be made with regards to recidivism and the cost of discharging homeless people to the street from emergency rooms.

It was suggested we write a letter outlining the things we want to make sure get on the work plan initially.

1. Increasing production of affordable, supportive housing
2. Prevention of homelessness (corrections and state hospitals' side)
3. Expediting access to existing benefits programs.

Look into discount prescription card program that the National Association of Counties has adopted. AHAB members should go to their county commissioners and try to get on this program.

Stephen said it was important to write a thank-you letter to the governor and include our top three suggestions. Get the letter to Chris and cc: Stephen. Stephen will distribute it to the council.

MANUFACTURED HOME PARK CLOSURE CRISIS

Our relocation account is oversubscribed by 20:1.

Condominium conversion is another big problem.

GLENN CRELLIN SENIORS REPORT

There will soon be a greater need nationally and statewide for more senior services including public housing. There is a big difference between the needs to 65-year-old seniors and 85-year-old seniors. We will have to address this in our report.

Stephen recommended a workshop meeting on this topic when Kim's report is finished. Should consider having Glenn Crellin at a future meeting.

FEDERAL LEGISLATION

Budget proposals are moving through congress at this time. We are looking at a 50% decrease in the American Dream down payment initiative resources.

ESG Program had a small increase in their 2006 budget.

CDBG is looking at a 10 percent minimum reduction in their program's budget. If HUD doesn't cut Section 8 money then other HUD programs are looking at cuts of around 55 percent.

There was a bill introduced two weeks ago that affects limits on small business category of the Private Activity Bond Cap program that could be helpful to the state. Kim will email everyone a summary of the bill.

The proposed budget cuts 25 percent from public housing and 10 percent from HUD's capital fund. This will drastically affect public/affordable housing.

INTERIM SESSION PLANNING

AHAB should talk to Rep Miloscia in December right before the session to talk about GMA, seniors, condos and manufactured housing.

Renee will speak on behalf of AHAB at the Miloscia hearing.

AHAB's position - Focus on the GMA and infrastructure;
 Code simplification;
 Supportive housing for people with disabilities;
 Keeping money going into the trust fund for farm-worker housing
 and manufactured housing.

FUTURE MEETINGS/AGENDA ITEMS

June 21: GMA

October 18: Senior issue

December 13: Have Miloscia attend this meeting

Other future agenda items:

- Manufactured housing/mobile homes
- Condominium conversion
- Funding HTF

- Supportive housing

MEETING ADJOURNED AT 1:30